

PARCEL MAP 32-56

A SUBDIVISION OF THE NORTH 1/2 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF MONO, STATE OF CALIFORNIA.

SUPPLEMENTAL SHEET

1. FUTURE RESIDENTIAL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND MONO COUNTY CODE.
2. ALL WOOD-BURNING DEVICES INSTALLED IN THE PROJECT SHALL BE PHASE II EPA CERTIFIED, IN CONFORMANCE WITH THE MONO COUNTY GENERAL PLAN (CONSERVATION/OPEN SPACE ELEMENT, PUBLIC HEALTH AND SAFETY POLICIES, OBJECTIVE A, ACTION 6.1).
3. SUBDIVISION IMPROVEMENTS AND FUTURE RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH FIRE-SAFE REGULATIONS (MONO COUNTY GENERAL PLAN, LAND USE ELEMENT, SECTION VI, LAND DEVELOPMENT REGULATIONS, CHAPTER 22), INCLUDING EMERGENCY ACCESS, EMERGENCY WATER SUPPLIES, SIGNING AND BUILDING NUMBERING, AND VEGETATION MODIFICATION.
4. THE APPLICANT AND/OR ITS CONTRACTOR SHALL STOP WORK AND NOTIFY THE MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION OF THE LOCAL NATIVE AMERICAN TRIBAL CONTACTS IF ARCHAEOLOGICAL EVIDENCE AND/OR HUMAN REMAINS OR UNMARKED CEMETERIES ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES. NO DISTURBANCE OF SUCH A SITE SHALL BE PERMITTED UNTIL THE APPLICANT HAS HIRED A CERTIFIED ARCHAEOLOGIST AND AN ARCHAEOLOGICAL SURVEY THAT IDENTIFIES ACCEPTABLE SITE MITIGATION MEASURES IS FILED WITH THE COUNTY PLANNING DIVISION. NATIVE AMERICAN MONITORS SHALL BE ON SITE DURING THE ARCHAEOLOGICAL SURVEY TO ENSURE THE PROPER IDENTIFICATION AND CARE OF CULTURAL RESOURCES. THE DISPOSITION OF ANY RECOVERED ARTIFACTS SHALL BE MADE IN CONSULTATION WITH LOCAL TRIBAL CONTACTS. IN THE EVENT OF THE ACCIDENTAL DISCOVERY OF HUMAN REMAINS, HEALTH AND SAFETY CODE SECTION 7050.5, PUBLIC RESOURCES CODE SECTION 5097.98, AND CEQA GUIDELINES SECTION 15064.5 (d) SHALL BE CONSULTED FOR THE PROPER PROCEDURE TO FOLLOW.
5. PERIOD OF HEAVY CONSTRUCTION AND VEGETATION CLEARING SHALL BE CONFINED JULY 1 TO OCTOBER 15 AND TO DAYLIGHT HOURS FOR MULE DEER MIGRATION AND SAGE GROUSE MITIGATION (OR PER MONO COUNTY CODE 13.08.290, WHICHEVER IS MORE RESTRICTIVE) IN ACCORDANCE WITH MONO COUNTY CODE CHAPTER 10.16 (NOISE REGULATION) IN ORDER TO MINIMIZE IMPACTS TO NOCTURNAL RESIDENT WILDLIFE SPECIES.
6. NOISE LEVELS DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM BY EQUIPPING ALL ON-SITE EQUIPMENT WITH NOISE-ATTENUATION DEVICES AND BY COMPLIANCE WITH ALL REQUIREMENTS OF MONO COUNTY CODE CHAPTER 10.16 (NOISE REGULATION).
7. DOGS BELONGING TO INDIVIDUALS INVOLVED IN CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED IN THE PROJECT AREA DURING CONSTRUCTION PHASES OR UNDER THE OWNER'S COMPLETE CONTROL AT ALL TIMES.
8. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, STORM WATER EROSION CONTROL MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND SHALL INCLUDE THE USE OF BEST MANAGEMENT PRACTICES SUCH AS PLACEMENT OF FIBER BLANKETS, FIBER ROLLS, OR SIMILAR MATERIALS OR EQUIVALENT METHODS. REMOVED TOPSOIL SHALL BE STOCKPILED AND REPLACED OVER DISTURBED AREAS AT OR PRIOR TO, THE COMPLETION OF CONSTRUCTION. REVEGETATION OF DISTURBED AREAS SHALL OCCUR AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION AND THE USE OF STABILIZATION MATERIAL OR LANDSCAPING SHALL BE REQUIRED TO REDUCE IMPACTS RELATED TO EROSION. USE OF NATIVE SEED AND/OR NATIVE PLANTS GROWN FROM SEEDS OR SEEDLINGS OBTAINED FROM LOCAL NATIVE STOCK IS ENCOURAGED. REVEGETATED AREAS SHALL BE IRRIGATED AS NECESSARY TO ESTABLISH THE PLANTS.
9. DRAINAGE AND EROSION CONTROL PLANS SHALL BE REQUIRED FOR RESIDENTIAL CONSTRUCTION INVOLVING MORE THAN 5,000 SQUARE FEET OF PAD AREA DISTURBED, INCLUDING SECONDARY OR ACCESSORY STRUCTURES ON ANY ONE PARCEL, AT ANY ONE TIME. DRAINAGE AND EROSION CONTROL PLANS SHALL ALSO BE REQUIRED FOR CONSTRUCTION ON ANY ONE PARCEL THAT CUMULATIVELY EXCEEDS 10,000 SQUARE FEET. IF PLANS ARE REQUIRED THEY SHALL BE DEVELOPED BY THE INDIVIDUAL PROJECT APPLICANT WITH REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING DIVISION, AND APPLICABLE FEDERAL AND/OR STATE AGENCIES.
10. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, CONTROLS SHALL BE INSTITUTED TO PREVENT WIND EROSION AND PUBLIC NUISANCE CREATED BY DUST. SUCH CONTROLS ARE TO INCLUDE WATERING AND MULCHING OF DISTURBED AREAS OR BY OTHER APPROVED METHODS. CLEARING OF NATIVE VEGETATION SHALL BE LIMITED TO AREAS NECESSARY FOR IMPENDING OR SAME-YEAR CONSTRUCTION.
11. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, CONSTRUCTION MATERIAL (ROCK, DEBRIS, ETC.) THAT IS NOT UTILIZED AS FILL MATERIAL IN CONSTRUCTION OF IMPROVEMENTS SHALL BE REMOVED TO A PERMITTED DISPOSAL SITE OR OTHER SITE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL MATERIAL PROPOSED FOR FILL UNDER STRUCTURES SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT IN THE PROJECT.
12. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, GRADING PERMITS SHALL BE REQUIRED AS SPECIFIED IN MONO COUNTY CODE SECTION 13.08.030, ET SEQ. ACTIVITIES REQUIRING A GRADING PERMIT INCLUDE, BUT ARE NOT LIMITED TO, LAND CLEARING AND GRADING ACTIVITIES THAT CLEAR MORE THAN 10,000 SQUARE FEET, RESULT IN CUTS GREATER THAN 4 FEET OR FILL GREATER THAN 3 FEET, OR INVOLVE MORE THAN 200 CUBIC YARDS OF CUT OR FILL, OR THE ALTERATION OF A DRAINAGE COURSE. PRIOR TO GRADING GREATER THAN 10,000 SQUARE FEET A WILDLIFE ASSESSMENT AND DOCUMENTATION IN CONSULTATION WITH THE DEPARTMENT OF FISH AND GAME, OR THE USFS OR A CONSULTANT SHALL BE DONE FOR BADGER OR NESTING GROUND BIRDS.
13. WHEN USED, LIQUEFIED PETROLEUM GAS (LPG) SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE CODES AND MONO COUNTY CODE 15.04.130 AND 15.04.131.
14. WATER WELL CONSTRUCTION SHALL CONFORM TO CALIFORNIA WELL STANDARDS BULLETIN 74-90 AND WATER WELL PERMIT REQUIREMENTS, AS ESTABLISHED IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE MONO COUNTY CODE. WELL PERMITS SHALL BE OBTAINED FROM MONO COUNTY ENVIRONMENTAL HEALTH PRIOR TO ANY ON-SITE WATER DEVELOPMENT.
15. A MINIMUM 100-FOOT HORIZONTAL SETBACK SHALL BE PROVIDED FROM ANY LIVESTOCK FACILITY (CORRALS, ETC.) AND ANY ANIMAL OR FOWL ENCLOSURE TO ANY WELL.
16. DOMESTIC ANIMALS AND PETS SHALL BE RESTRAINED AT ALL TIMES, EITHER THROUGH THE USE OF LEASHES, PRIVATE RUNS OR FENCED AREAS. NO ANIMALS SHALL BE ALLOWED TO BE FREE ROAMING, HORSES AND OTHER GRAZING ANIMALS SHALL BE PENNED OR TETHERED.
17. FUTURE RESIDENTIAL DEVELOPMENT SHOULD NOT DOMINATE THE NATURAL ENVIRONMENT AND SHOULD COMPLEMENT EXISTING RURAL CHARACTER. THE SITING OF A PROJECT AND THE SCALE, DESIGN, COLOR AND BUILDING MATERIALS FOR STRUCTURES AND FENCES SHALL HARMONIZE WITH EXISTING DEVELOPMENT IN THE AREA, THE SURROUNDING NATURAL ENVIRONMENT, AND ON-SITE TOPOGRAPHY. THE FOLLOWING DESIGN GUIDELINES ARE ENCOURAGED FOR ALL DEVELOPMENT:
 - A. SELECTED BUILDING AREAS ON EACH LOT SHALL BE SENSITIVITY TO ON-SITE TOPOGRAPHY AND POTENTIAL VISUAL OBSTRUCTIONS.
 - B. ROOFING MATERIALS SHALL BE NON-REFLECTIVE AND SHALL BE IN A NATURAL COLOR AND/OR MUTED TONES (E.G. TAN, BROWN, DARK GREEN, OR SIMILAR COLORS).
 - C. BRIGHT COLORS OR REFLECTIVE MATERIALS SHALL NOT BE USED FOR ANY COMPONENT OF ANY STRUCTURE.
 - D. SIDING MATERIALS SHALL HAVE A NATURAL APPEARANCE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE USE OF INDIGENOUS ROCK IS ENCOURAGED.
 - E. COLORS SHALL BE MUTED EARTH TONES: I.E., DARK TANS, BROWN, GRAYS, OR GREENS. ROOF COLORS SHALL BE MUTED, NON-REFLECTIVE DARK EARTH TONES; I.E. DARK BROWN, DARK GREEN. COLORS AND MATERIALS SHALL BE APPROVED BY THE MONO COUNTY PLANNING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
18. EXTERIOR/OUTDOOR LIGHTING ON INDIVIDUAL LOTS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE THE EFFECTS OF LIGHTING ON THE SURROUNDING ENVIRONMENT IN COMPLIANCE WITH CHAPTER 23 OF THE MONO COUNTY GENERAL PLAN, LAND USE ELEMENT. EXTERIOR LIGHTING SHALL BE LIMITED TO THAT NECESSARY FOR HEALTH AND SAFETY PURPOSES.
19. LANDSCAPING SHALL INCLUDE ONLY NATIVE TREES AND PLANTS NOT TO EXCEED 20 FEET AT MATURE HEIGHT; ON ALL PARCELS TREES SHALL BE WITHIN 100 FEET OF STRUCTURES. ON PARCEL 1 TREES SHALL BE LIMITED TO ONLY THE SOUTH AND WEST SIDE OF THE STRUCTURES.
21. A TRENCH LINE IS ALLOWED WEST AND EAST OF PARCEL 1 FROM THE WELL TO THE NEW BUILDING ENVELOPE LOCATION; THE TRENCH SHALL NOT BE LEFT OPEN OVERNIGHT AND SHALL BE REVEGETATED WITH NATIVE PLANTS FOLLOWING CONSTRUCTION.
22. STORM WATER RUNOFF SHALL BE RETAINED ON-SITE. THE APPLICANT AND/OR DEVELOPER SHALL DEVELOP SITE-SPECIFIC STORM WATER MANAGEMENT FACILITIES TO ADDRESS ON-SITE DRAINAGE. IF CLEARING EXCEEDS ONE ACRE, THE PROPERTY OWNER MUST COMPLY WITH THE LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD REQUIREMENTS FOR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
23. BUILDING ENVELOPES SHALL BE LOCATED SUCH THAT NO PORTION OF ANY BUILDING WILL BE VISIBLE FROM U.S. 395.
24. NO STRUCTURES, CORRALS, FENCES OR OTHER SITE DISTURBANCE SHALL OCCUR OUTSIDE THE AREA DELINEATED FOR THE BUILDING ENVELOPES AND THE ACCESS ROADS EXCEPT FOR PARCEL 1 THAT IS ALLOWED TO TRENCH A LINE FROM THE WELL EAST TO WEST TO THE PROPOSED BUILDING ENVELOPE. TO MAINTAIN DEFENSIBLE SPACE, VEGETATION CLEARING/THINNING IS ALLOWED IN THE SETBACKS. PRIOR TO ANY SITE GRADING OR CONSTRUCTION ACTIVITY THE CORNERS OF EACH RESULTING BUILDING ENVELOPE SHALL BE SET IN THE FIELD AND DELINEATED ON THE MAP AND SHALL BE CLEARLY DELINEATED ON AN ONGOING BASIS TO ENSURE THAT THIS MITIGATION REMAINS IN EFFECT THROUGHOUT THE LIFE OF THE PROJECT.
25. THE PROPERTY HAS BEEN IDENTIFIED BY THE MONO COUNTY MEA, FIGURE 20, DEER HERD USE AREA AS BEING IN AN INTENSIVE DEER HERD USE AREA. THE DELINEATED BUILDING ENVELOPES PROVIDE FOR WILDLIFE MOVEMENT OUTSIDE THOSE AREAS. FUTURE RESIDENTIAL DEVELOPMENT SHALL BE ENCOURAGED TO USE FENCE DESIGNS THAT ALLOW MOVEMENT OF WILDLIFE THROUGH THE SITE (NO TALL, SOLID FENCES E.G., BRICK WALLS, WROUGHT IRON, WOVEN WIRE OR CHAIN LINK EXCEPT FENCES WITHIN 100 FEET OF THE STRUCTURE. BARBED-WIRE FENCES SHOULD BE CONSTRUCTED TO U.S. FOREST SERVICE GUIDELINES, WIRE FENCES SHOULD CONSIST OF THREE SINGLE-STRAND WIRES PLACED 20", 30" AND 42" FROM THE GROUND WITH THE BOTTOM WIRE SMOOTH STRAND). TO MINIMIZE IMPACTS OF FENCING ON SAGE GROUSE, ALL NEWLY CONSTRUCTED WIRE FENCES SHALL BE EQUIPPED WITH REFLECTIVE FLIGHT DIVERTERS OR MARKERS THAT FLIP IN THE WIND AND GLOW IN THE DARK TO PREVENT COLLISIONS UNDER LOW LIGHT CONDITIONS. TO PREVENT RAPTORS FROM PERCHING ON FENCE POSTS, CONES SHALL BE PLACED ON TOP OF POSTS.
26. WATER-CONSERVING FIXTURES SHALL BE INSTALLED IN ALL DEVELOPMENT ON-SITE, INCLUDING ALL RESIDENTIAL AND COMMERCIAL STRUCTURES AND IRRIGATION SYSTEMS. IF PROJECT CC&RS ARE PREPARED, THIS REQUIREMENT SHALL BE REITERATED THEREIN.
28. FUTURE PROPERTY OWNERS SHALL BE ADVISED OF THE EFFECTS OF EQUINE-RELATED WEED DISPERSAL AND ENCOURAGED TO USE CERTIFIED WEED-FREE FEED.
- 31.(5) THE PORTION OF THE PARCELS OUTSIDE THE BUILDING ENVELOPES AND THE ACCESS ROADS SHALL BE DEED RESTRICTED TO UNDEVELOPED OPEN SPACE.
37. TO MITIGATE IMPACTS TO WILDLIFE, ACCESSORY DWELLING UNITS MAY ONLY BE PLACED WITHIN THE PROPOSED BUILDING ENVELOPES AND BE NO GREATER THAN 640 SQUARE FEET.